



DATE: November 4, 2015

AGENDA ITEM # 1

TO: Bicycle and Pedestrian Advisory Commission

FROM: David Kornfield, Planning Services Manager

SUBJECT: 1540 Miramonte Avenue

RECOMMENDATION

Provide input on a mixed-use building with approximately 1,400 square feet of retail area and four second-story apartments

PROJECT DESCRIPTION

This is a Bicycle and Pedestrian Advisory Commission review for a mixed-use project at 1540 Miramonte Avenue. The purpose of the meeting is to provide advice to the City Council (and procedurally the Planning and Transportation Commission) regarding any bicycle and pedestrian issues related to the subject project.

The subject project is located in the Loyola Corners Specific Plan area at the corner of Miramonte Avenue and B Street. The project proposes to replace an automobile service station with a mixed-use building with 1,466 square feet of retail area at the ground level and four apartments at the second story.

DISCUSSION

The proposed site plan limits vehicular access to Miramonte Avenue with a single driveway. The driveway is located near the northeast corner of the property near an existing driveway apron. The project would abandon the second driveway near the southeast corner of the site. The surface parking lot includes five parking spaces under the second story of the building and a covered bicycle parking area with five Class II parking spaces near the electrical room.

The project would rebuild the sidewalk on Miramonte Avenue in the existing location and establish a new sidewalk on B Street to connect to the sidewalk to the west. The B Street sidewalk design would remove at least one of the redwood trees. At a recent study session, the Planning and Transportation Commission indicated that they would support the removal of at least one of the redwood trees to provide a uniform sidewalk. The project's civil plans show removal of both redwoods and the landscape plan shows an alternative to keep both redwood trees. The project will likely blend the two plans to provide a uniform sidewalk that possibly jogs around the easterly redwood tree and removes the westerly redwood tree.

The building's retail entries would face Miramonte Avenue and be set back from the sidewalk. The pedestrian entries to the residences are on the north and south sides and set back from the sidewalk and parking areas.

Staff did not identify any sight visibly issues with regard to pedestrian and bicycle use.

With regard to bicycle parking, the City has no regulations for such and generally follows the County's bike parking guidelines. The County's bike guidelines are as follows:

- Multiple-family residential
 - 1 Class I space per 3 units + 1 Class II space per 15 units

- Retail
 - 1 Class I per 30 employees + 1 Class II per 6,000 square feet

Since the project has four dwellings, 1,466 square feet of retail area and a mercantile occupancy load of 48 people, the guidelines indicate that the project should have two (2) Class I spaces and two (2) Class II spaces.

PUBLIC CONTACT

This project was not noticed to the surrounding property owners or business owners. It was posted on the agenda for general notice.

Cc: Dennis Kobza & Associates, Inc. Architect
Brooke Shaw, Property Owner

Attachments

Plans